

DOCKET NO. D-2006-22-1

DELAWARE RIVER BASIN COMMISSION

**White Pine Partners, L.P.
Ground Water Withdrawal
City of Philadelphia, Philadelphia County, Pennsylvania**

PROCEEDINGS

This docket is issued in response to an Application submitted by White Pine Partners, L.P. to the Delaware River Basin Commission (DRBC or Commission) on June 7, 2006, for an allocation of ground water and review of a ground water withdrawal project.

The Application was reviewed for approval under Section 3.8 of the *Delaware River Basin Compact*. The Philadelphia City Planning Commission has been notified of pending action on this docket. A public hearing on this project was held by the DRBC on September 27, 2006.

A. DESCRIPTION

1. **Purpose.** The purpose of this project is to supply up to 4.968 million gallons per thirty days (mg/30 days) of water to the docket holder's golf course irrigation system through one well.
2. **Location.** The project well is located in the Pennypack Creek Watershed, in the Wissahickon Schist Formation.

Specific location information has been withheld for security reasons.

3. **Area Served.** The docket holder supplies water to the Island Green Country Club as outlined on maps entitled "Site Location Map" and "Well Network" as submitted with the application. For the purpose of defining Area Served, the Application is incorporated herein by reference consistent with conditions contained in the Decisions section of this docket.

4. **Physical features.**

- a. **Design criteria.** The docket holder operates an 18-hole golf course on a site formerly owned by Transit America, Inc, which received a Pennsylvania Land Recycling and Remediation Standard Act (Act 2) release of liability for ground water and soils from the Pennsylvania Department of Environmental Protection (PADEP) in 2000. The release of liability indicated that the ground water was not to be used at the site for potable or agricultural purposes. White Pine Partners, L.P. submitted a revised cleanup plan to the PADEP Environmental Cleanup Program in December 2002, which requested modifications to the

existing deed notice provisions to allow the withdrawal, treatment, storage and use of ground water for irrigation at the golf course. The PADEP approved the revised cleanup plan under Act 2 on January 16, 2003, and acknowledged that the plan demonstrated that the site will continue to meet a site-specific cleanup standard for ground water by ensuring that extracted ground water is treated prior to use in irrigation.

The docket holder currently operates a treatment system at the site that meets the PADEP Act 2 Medium Specific Concentrations (MSCs) for residential, used aquifers with total dissolved solids less than 2,500 mg/l. Treated water is conveyed to an irrigation reservoir via a 4-inch diameter pipeline. The reservoir is equipped with a sensor to stop ground water pumping when the reservoir is full. An interconnection with the City of Philadelphia Water Department provides potable water to the site as well as supplemental irrigation, when needed.

The Island Green Country Club has an existing water demand of 3.0 mg/30 days. A ten-year future demand projection by the docket holder indicates a maximum water demand of 4.968 mg/30 days. The golf course property occupies 136.16 acres, of which 24 acres of fairways; 3 acres of tees; 3 acres of greens; and 30 acres of rough will be irrigated.

b. Facilities. The project well has the following characteristics:

WELL NO.	DEPTH (FEET)	CASED DEPTH (FEET)/ CASING DIAMETER (INCHES)	PUMP CAPACITY (GPM)	FORMATION	YEAR DRILLED
PW1	160	43 / 8	120	Wissahickon Schist	2001

All wells are metered.

Prior to entering the distribution system, the ground water will be treated by passing through four greensand filters for iron, manganese and solids removal. Following the greensand filters, the water flows through carbon adsorption units. Granular activated carbon removes residual PCB and volatile organic compounds present in the water to below Act 2 MSCs. All exposed piping has been labeled or tagged as “Non-Potable.”

The project well is above the 100-year flood elevation.

The water system is presently interconnected with the City of Philadelphia Water Department distribution system.

c. Cost. The overall cost of Well No. PW1 is estimated to be \$7,000.

B. FINDINGS

The project is designed to conform to the requirements of the *Water Code* and *Water Quality Regulations* of the DRBC.

The DRBC estimates that the project withdrawals, used for the purpose of golf course irrigation, result in a consumptive use of 90 percent of the total water use. The DRBC definition of consumptive use is defined in Article 5.5.1.D of the *Administrative Manual – Part III – Basin Regulations – Water Supply Charges*.

The project does not conflict with the Comprehensive Plan and is designed to prevent substantial adverse impact on the water resources related environment, while sustaining the current and future water uses and development of the water resources of the Basin.

The docket holder conducted two independent 72-hour pumping tests on new Well No. PW1 to assess potential impact to nearby water resources. Two monitoring wells (Wells Nos. Obs1 and Obs2) were observed for the duration of both tests. In August 2002, Well No. PW1 was pumped at an average flow of 70 gallons per minute, during drought conditions. At the conclusion of the test, drawdown in this well was 11.5 feet. Minimal drawdown was observed among the monitoring wells.

A second 72-hour pumping test began in February 2006, during which the average flow of Well No. PW1 was 116 gallons per minute. At the conclusion of the test drawdown in Well No. PW1 was 28 feet. Maximum drawdown among the monitoring wells was 7.3 feet in Well No. Obs2. There are no public supply or other production wells in the area of Well No. PW1. No adverse impact is anticipated with the operation of this project.

C. DECISION

I. Effective on the approval date for Docket No. D-2006-22-1 below, the project and appurtenant facilities as described in the Section entitled “Physical features” above are approved pursuant to Section 3.8 of the *Compact*, subject to the following conditions:

a. Docket approval is subject to all conditions, requirements, and limitations imposed by the PADEP and such conditions, requirements, and limitations are incorporated herein, unless they are less stringent than the Commission’s. The docket holder shall register with the PADEP all surface and ground water sources described in this docket in accordance with the Pennsylvania Water Resources Planning Act (Pennsylvania Act 220).

b. The wells and operational records shall be available at all times for inspection by the DRBC.

c. The wells shall be operated at all times to comply with the requirements of the *Water Code* and *Water Quality Regulations* of the DRBC.

d. During any 30-day period, the withdrawal from Well No. PW1 shall not exceed 4.968 million gallons.

e. The well shall be equipped with a readily accessible capped port and drop pipe so that water levels may be measured under all conditions.

f. The project withdrawals shall be metered with an automatic continuous recording device that measures to within 5 percent of actual flow. An exception to the 5 percent performance standard, but no greater than 10 percent, may be granted if maintenance of the 5 percent performance is not technically feasible or economically practicable. A record of daily withdrawals shall be maintained, and monthly totals shall be reported to the PADEP annually and shall be available at any time to the Commission if requested by the Executive Director.

g. The docket holder shall implement its Water Conservation Plan as approved by PADEP, and shall report to the PADEP on actions taken pursuant to this program and the impact of those actions as requested by the PADEP.

h. The docket holder shall implement to the satisfaction of the PADEP, a drought or other water supply emergency plan.

i. Sound practices of excavation, backfill and reseedling shall be followed to minimize erosion and deposition of sediment in streams.

j. Nothing herein shall be construed to exempt the docket holder from obtaining all necessary permits and/or approvals from other State, Federal or local government agencies having jurisdiction over this project.

k. The docket holder is permitted to provide the water approved in this docket to the areas included in Section A.3. Area Served of this docket. Any expansion beyond those included in Section A.3. Area Served is subject to DRBC review and approval in accordance with Section 3.8 of the *Compact*.

l. A complete application for the renewal of this docket, or a notice of intent to cease the operations (withdrawal, discharge, etc.) approved by this docket by the expiration date, must be submitted to the DRBC at least 12 months prior to the expiration date below (unless permission has been granted by the DRBC for submission at a later date), using the appropriate DRBC application form. In the event that a timely and complete application for renewal has been submitted and the DRBC is unable, through no fault of the docket holder, to reissue the docket before the expiration date below, the terms and conditions of this docket will remain fully effective and enforceable against the docket holder pending the grant or denial of the application for docket approval.

m. The issuance of this docket approval shall not create any private or proprietary rights in the water of the Basin, and the Commission reserves the rights to amend, alter or rescind any actions taken hereunder in order to insure the proper control, use and management of the water resources of the Basin.

n. If the operation of this project significantly affects or interferes with any domestic or other existing wells or surface water supplies, or if the docket holder receives a complaint by any user of wells or surface water supplies within the zone of influence of the withdrawal, the docket holder shall immediately notify the Executive Director of any complaints by users of wells or surface water supplies within the zone of influence of the withdrawal, and unless excused by the Executive Director, shall investigate such complaints. The docket holder should direct phone call notifications of potential well or surface water interference or complaints of interference to the DRBC Project Review Branch at 609-883-9500, extension 216. Oral notification must always be followed up in writing directed to the Executive Director. In addition, the docket holder shall provide written notification to all potentially impacted users of wells or surface water supplies of the docket holder's responsibilities under this condition. Any well or surface water supply which is substantially adversely affected, or rendered dry or otherwise unusable as a result of the docket holder's project withdrawal, shall be repaired, replaced or otherwise mitigated at the expense of the docket holder. A report of investigation and/or mitigation plan prepared by a hydrologist shall be submitted to the Executive Director as soon as practicable. The Executive Director shall make the final determination regarding the validity of such complaints, the scope or sufficiency of such investigations, and the extent of appropriate mitigation measures, if required. The Executive Director may modify or suspend this approval, or require mitigating measures, pending additional review.

o. For the duration of any drought emergency declared by either Pennsylvania or the Commission, water service or use by the docket holder pursuant to this approval shall be subject to the prohibition of those nonessential uses specified by the Governor of Pennsylvania, the Pennsylvania Emergency Management Council, PADEP, or the Commonwealth Drought Coordinator to the extent that they may be applicable, and to any other emergency resolutions or orders adopted hereafter by the Commission.

p. The docket holder and any other person aggrieved by a reviewable action or decision taken by the Executive Director or Commission pursuant to this docket may seek an administrative hearing pursuant to Articles 5 and 6 of the Commission's *Rules of Practice and Procedure*, and after exhausting all administrative remedies may seek judicial review pursuant to Article 6, section 2.6.10 of the *Rules of Practice and Procedure* and section 15.1(p) of the Commission's *Compact*.

BY THE COMMISSION

APPROVAL DATE: September 27, 2006

EXPIRATION DATE: September 27, 2016